

# Exhibit 1

**DECLARATION OF RECORDS CUSTODIAN**

My name is Melina Lezis, I am over 21 years of age, of sound mind, capable of making this Declaration and personally acquainted with the facts herein stated.

I am an authorized agent of Ally Bank ("Ally"). There is no one person who is the custodian of records related to the accounts relate to or in the name of Ryan Macaulay.

However, since receiving this Subpoena on behalf of Ally, I coordinated the collection and temporarily have custody of the responsive documents for purposes of responding to the Subpoena.

The documents produced by Ally in response to the Subpoena and are true and correct copies of original servicing records within its custody or control and are maintained in the usual and regular course of its business. There are a total of 156 pages produced in response to this subpoena. All memoranda, reports, and records of data compilations were made at or near the time by, or from information transmitted by, a person with knowledge of the events, acts, conditions, opinions or facts described. These records are kept in the course of Ally's regularly conducted business activity, and it is the regular practice of Ally to make or keep such records.

I declare under penalty of perjury under the laws of Virginia above information is true and correct, and that this Declaration was executed on May 1, 2024 in Fort Washington, Pennsylvania.

By: Melina Lezis Digitally signed by Melina Lezis  
DN: cn=Melina Lezis, c=US,  
o=Ally Bank,  
email=Melina.Lezis@Ally.com  
Date: 2024.05.01 15:05:58 -04'00'

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, WILLIAM VAUGHAN (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by ATLANTIC UNION BANK (business), and that my official title is CENTRALIZED FULFILLMENT SPEC (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of AUB (business), and that I am the custodian of the attached records consisting of 60PDFS pages. I have provided the following records to the United States:

STATEMENTS	LOAN DOCUMENTS
CHECKS	
DEPOSITS	
WIRES	
SIGNATURE CARDS	
RESOLUTIONS	

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of AUB (business); and
- C. such records were made by AUB (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

William Vaughan  
(Signature)  
12.08.22

(Date)  
4355 INNSLAKE DR GLEN ALLEN VA 23060

(Address)  
804-448-0751

(Phone)

22-2 / 22GJ2201 / 22-4078

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, JULIE ROLAND (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by ATLANTIC UNION BANK (business), and that my official title is \_\_\_\_\_ (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of AUB (business), and that I am the custodian of the attached records consisting of 48PDFS pages. I have provided the following records to the United States:

LOAN DOCUMENTS

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of AUB (business); and
- C. such records were made by AUB (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

\_\_\_\_\_  
(Signature)  
11.22.23

\_\_\_\_\_  
(Date)  
4355 INNSLAKE DR GLEN ALLEN VA 23060

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Phone)

AMC BUILDING - BF CHINATOWN LLC

22-2 / 22GJ2201 / 22-4078



**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, JULIE ROLAND (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by ATLANTIC UNION BANK (business), and that my official title is \_\_\_\_\_ (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of AUB (business), and that I am the custodian of the attached records consisting of 48PDFS pages. I have provided the following records to the United States:

LOAN DOCUMENTS

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of AUB (business); and
- C. such records were made by AUB (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

Julie Roland  
(Signature)  
11.22.23

(Date)  
4355 INNSLAKE DR GLEN ALLEN VA 23060

(Address)  
804-538-5966

(Phone)

AMC BUILDING - BF CHINATOWN LLC

22-2 / 22GJ2201 / 22-4078

**Attachment E – Certificate of Authenticity**

Pursuant to Federal Rules of Evidence 803(6), 902(11), and 902(13) regarding certified domestic records of regularly conducted activity and certified records generated by an electronic process or system, I hereby certify the following:

1. I am employed by ATLANTIC UNION BANK (“the Business”).  
My official title is Supervisor- Deposit Ops, and I am designated by the Business as a Custodian of Records with the authority to make this Certificate.
2. Each document, memorandum, report, video, audio, and/or data compilation (collectively, “records”) submitted herewith is a record made and retained by the Business.
3. The information in each attached record was made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of those matters and/or was generated by an electronic process or system that produces an accurate result.
4. Each attached record was kept in the course of the regularly conducted activity of the Business.
5. It is the regular practice of the Business to make and retain each attached record.

Pursuant to 28 U.S.C. § 1746, I certify under penalty of perjury that the foregoing is true and correct.

Date: 5/24/24

Julie Roland  
Signature

JULIE ROLAND  
Name of Records Custodian

AMC BUILDING GROUP

statements - checks - deposits - wires - signature card - resolution - cbo



Case No.: 23-3/2022R02201-0008

Date Served: 04/19/2024

Reference ID: 24-5771

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS PURSUANT TO FEDERAL  
RULES OF EVIDENCE 902(11)**

I, Candace Laackmann, pursuant to 28 U.S. Code §, attest that I am employed by The Bancorp Bank, N.A., and my official title is Subpoena Analyst. I further that state each of the produced records is the original or duplicate of the original records in the custody of The Bancorp Bank, N.A.

Pursuant to Federal Rules of Evidence Rule 803(6)(a)- (c), the produced records are the product of regularly conducted business activity.

I further certify that the documents produced were:

- *Made at or near the time of the occurrence of the matters set forth therein, by, or from information transmitted by, a person with knowledge of those matters;*
- *The records were kept in the course of regularly conducted business activity; and*
- *The records were made by regularly conducted business activity as a regular practice.*

I declare under penalty of perjury that the foregoing is true and correct.

*Candace Laackmann*

May 3, 2024

## Declaration of Bank of America Officer and/or Custodian of Records

Before me, the undersigned authority, personally appeared, Sandra Nelson, who, being duly sworn by me, deposes and says as follows:

1. **Authority**

I, Sandra Nelson, am a duly authorized bank officer and/or custodian of the records of Bank of America, N.A. with authority to execute this affidavit and certify to the authenticity and accuracy of the records produced with this affidavit.

2. **Records**

The records produced herewith by Bank of America, N.A. are original documents or are true copies of records of a regularly conducted banking activity that:

- Were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of these matters;
- Were made and kept in the course of regularly conducted banking activity by Bank of America, N.A. personnel or by persons acting under their control; and
- Were made and kept by the regularly conducted activity of Bank of America, N.A. as a regular practice, on or about the time of the act, condition or event recorded.

Account title:	Account ending in:	Document type:	Timeframe:
RAYMOND RAHBAR	2434	Debits, Statement Pages, Signature Card, Cashier's Checks, Wire Report, Surveillance, Deposits, Offsets	2013-09 - 2022-11

3. **Production**

     x      The records produced herewith (together with any banking records produced by Bank of America N.A. previously in response to the subject request, order, or subpoena) constitute a complete production of bank records in our possession responsive to the subject request order or subpoena (or a complete production under the terms of a subject request, order, subpoena as subsequently limited by the issuer).

**OR**

         A thorough search has been conducted and no records could be located that are responsive to the subject request, order, or subpoena.

4. I declare under penalty of perjury that the foregoing is true and correct.

Date: 02/01/2023 Signature: Sandra Nelson Digitally signed by Sandra Nelson  
Date: 2023.02.01 19:12:28 -05'00'

Bank of America Legal Order Processing  
 Regarding reference number: D051923000464  
 Court case number: 2022R02201  
 Court or issuer: BRIDGIT DEPIETTO  
 Court case name: AMERICAN MAJESTIC  
 CONSTRUCTION

#### DECLARATION OF BANK OF AMERICA BANK OFFICER AND/OR CUSTODIAN OF RECORDS

- 1.) Authority. I, Briana Marin, am a duly authorized bank officer and/or custodian of the records of Bank of America N.A with authority to execute this declaration and certify to the authenticity and accuracy of the records produced with this declaration.
- 2.) Records. The records produced herewith by Bank of America, N.A. are original documents or are true copies of records of a regularly conducted banking activity that:
- a.) Were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of those matters;
  - b.) Were made and kept in the course of regularly conducted banking activity by Bank of America, N.A. personnel or by persons acting under their control; and
  - c.) Were made and kept by the regularly conducted activity of Bank of America N.A. as a regular practice, on or about the time of the act, condition, or event recorded.

Account title:	Account ending in:	Document type:	Timeframe:
AMERICAN MAJESTIC CONSTRUCTION, LLC	4897	Statement Pages, Signature Card, Debits, Credits, Corporate Resolution,	2019-01 - 2020-01
AMERICAN MAJESTIC CONSTRUCTION, LLC	7161	Statement Pages, Application	2019-01 - 2021-02

3.) Production.

X The records produced herewith (together with any banking records produced by Bank of America N.A. previously in response to the subject request, order, or subpoena) constitute a complete production of bank records responsive to the subject request order or subpoena (or a complete production under the terms of a subject request, order, subpoena as subsequently limited by the issuer).

OR

A thorough search has been conducted and no records could be located that are responsive to the subject request, order, or subpoena.

4.) I declare under penalty of perjury that the foregoing is true and correct.

Date: 06/06/2023 Signature: Briana Marin

Digitally signed by  
 Briana Marin  
 Date: 2023.06.06  
 08:46:21 -07'00'



### Declaration of Bank of America Officer and/or Custodian of Records

Before me, the undersigned authority, personally appeared, Sandra Nelson, who, being duly sworn by me, deposes and says as follows:

1. **Authority**

I, Sandra Nelson, am a duly authorized bank officer and/or custodian of the records of Bank of America, N.A. with authority to execute this affidavit and certify to the authenticity and accuracy of the records produced with this affidavit.

2. **Records**

The records produced herewith by Bank of America, N.A. are original documents or are true copies of records of a regularly conducted banking activity that:

- Were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of these matters;
- Were made and kept in the course of regularly conducted banking activity by Bank of America, N.A. personnel or by persons acting under their control; and
- Were made and kept by the regularly conducted activity of Bank of America, N.A. as a regular practice, on or about the time of the act, condition or event recorded.

Account title:	Account ending in:	Document type:	Timeframe:
RAYMOND RAHBAR	2434	Debits, Wire Report, Deposits, Offsets	2013-09 - 2022-11

3. **Production**

    X     The records produced herewith (together with any banking records produced by Bank of America N.A. previously in response to the subject request, order, or subpoena) constitute a complete production of bank records in our possession responsive to the subject request order or subpoena (or a complete production under the terms of a subject request, order, subpoena as subsequently limited by the issuer).

**OR**

         A thorough search has been conducted and no records could be located that are responsive to the subject request, order, or subpoena.



4. I declare under penalty of perjury that the foregoing is true and correct.

Date: 12/27/2023 Signature: Sandra Nelson Digitally signed by Sandra Nelson  
Date: 2023.12.27 11:17:56 -05'00'

## Declaration of Bank of America Officer and/or Custodian of Records

Before me, the undersigned authority, personally appeared, Yajaira Almaraz, who, being duly sworn by me, deposes and says as follows:

### 1. Authority

I, Yajaira Almaraz, am a duly authorized bank officer and/or custodian of the records of Bank of America, N.A. with authority to execute this affidavit and certify to the authenticity and accuracy of the records produced with this affidavit.

### 2. Records

The records produced herewith by Bank of America, N.A. are original documents or are true copies of records of a regularly conducted banking activity that:

- Were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of these matters;
- Were made and kept in the course of regularly conducted banking activity by Bank of America, N.A. personnel or by persons acting under their control; and
- Were made and kept by the regularly conducted activity of Bank of America, N.A. as a regular practice, on or about the time of the act, condition or event recorded.

Account title:	Account ending in:	Document type:	Timeframe:
RYAN A MACAULAY	(7731) 1460 (7567)	APPLICATION , STATEMENT PAGES	2020-11 - 2024-04
RYAN A MACAULAY ANDREA M MACAULAY	2677	STATEMENT PAGES, SIGNATURE CARD	2020-01 - 2022-11
RYAN A MACAULAY ANDREA M MACAULAY	9043	STATEMENT PAGES, SIGNATURE CARD	2020-01 - 2022-11

### 3. Production

X The records produced herewith (together with any banking records produced by Bank of America N.A. previously in response to the subject request, order, or subpoena) constitute a complete production of bank records in our possession responsive to the subject request order or subpoena (or a complete production under the terms of a subject request, order, subpoena as subsequently limited by the issuer).

OR

\_\_\_\_\_ A thorough search has been conducted and no records could be located that are responsive to the subject request, order, or subpoena.

4. I declare under penalty of perjury that the foregoing is true and correct.

Date: 07/03/2024 Signature: YAJAIRA ALMARAZ

Digitally signed by YAJAIRA  
ALMARAZ  
Date: 2024.07.03 12:32:55 -07'00'

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, Audrey A. Phillips, attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by City First Bank, National Association, and that my official title is VP, Corporate Secretary. I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of City First Bank, National Association, and that I am the custodian of the attached records. I have provided the following records to the United States:

Documents responsive to the Subpoena, consisting of 71 electronic files comprised of loan documents, communications files and related attachments, and any other documents pursuant to the Subpoena.

I further state that:

- A. All records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. Such records were kept in the course of a regularly conducted business activity of City First Bank, National Association; and
- C. Such records were made by City First Bank, National Association as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.



(Signature)

March 7, 2023

(Date)

1432 U Street NW  
Washington, DC 20009

(Address)

202-243-7100

(Phone)

22-3 / 22GJ2201 / 23-527

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, samantha Beechan (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by Cross River Bank (business), and that my official title is Program Manager (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of Cross River Bank (business), and that I am the custodian of the attached records consisting of \_\_\_\_\_ pages. I have provided the following records to the United States:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of Cross River Bank (business); and
- C. such records were made by Cross River Bank (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

DocuSigned by:

Samantha Beechan

29FEC101DBF5409...

(Signature)  
December 5, 2022

(Date)

(Address)

(Phone)

22-2 / 22GJ2201 / 22-4080

23-1/2022R02201-0010

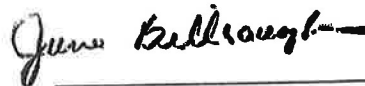
### Attachment D – Certificate of Authenticity

Pursuant to Federal Rules of Evidence 803(6), 902(11), and 902(13) regarding certified domestic records of regularly conducted activity and certified records generated by an electronic process or system, I hereby certify the following:

1. I am employed by Division of Corporations ("the Business"). My official title is Corporations FT Administrator, and I am designated by the Business as a Custodian of Records with the authority to make this Certificate.
2. Each document, memorandum, report, video, audio, and/or data compilation (collectively, "records") submitted herewith is a record made and retained by the Business.
3. The information in each attached record was made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of those matters and/or was generated by an electronic process or system that produces an accurate result.
4. Each attached record was kept in the course of the regularly conducted activity of the Business.
5. It is the regular practice of the Business to make and retain each attached record.

Pursuant to 28 U.S.C. § 1746, I certify under penalty of perjury that the foregoing is true and correct.

Date: 5/14/2024



Signature

June Bilbrough

Name of Records Custodian



# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "BF CHINATOWN LLC" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE TWENTY-SECOND DAY OF OCTOBER, A.D. 2018, AT 11:27 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "BF CHINATOWN LLC".



A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

7113236 8100H  
SR# 20242108388

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 203468422  
Date: 05-14-24

US-00037278



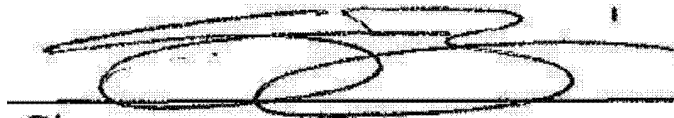
**CERTIFICATE OF RECORDS**

I, Scott Bernier, hereby certify that:

1. I am the Director of Consumer Services and the custodian of records at Early Warning Services("the Company"), located in Scottsdale, AZ.
2. I have examined the records of the Company and they contain the attached documents, each of which is the original or the duplicate of the original records, described more particularly as Comprehensive File Disclosure(s) and/or Summary File Disclosure(s).
3. These records were made at or near the time of the occurrence of the matters set forth therein, by a person with knowledge of these matters or from information transmitted by such a person.
4. These records were kept in the course of a regularly conducted activity of the Company.
5. Making the records was a regular practice of that activity.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 01, 2023.

A handwritten signature in black ink, appearing to be "S. Bernier", written over a horizontal line.

Scott Bernier  
Director  
FCRA Operations & Executive Resolution  
Early Warning Services, LLC  
5801 N Pima Rd, Scottsdale, AZ 85250-2635

**Declaration of Custodian of Records**

Pursuant to 28 U.S.C. § 1746, I, the undersigned, hereby declare:

Serena Alvarez

(Name of Declarant)

I am a United States citizen and I am over eighteen years of age. I am the custodian of records of the business named below, or I am otherwise qualified as a result of my position with the business named below to make this declaration.

I am in receipt of a subpoena or other similar demand for documents requesting specified records of the business named below. Pursuant to Rules 902(11) and 803(6) of the Federal Rules of Evidence, I hereby certify that the records provided herewith and in response to the subpoena or other similar demand:

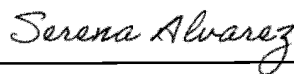
(1) were made at or near the time of the occurrence of the matters set forth in the records, by, or from information transmitted by, a person with knowledge of those matters;

(2) were kept in the course of regularly conducted business activity; and

(3) were made by the regularly conducted business activity as a regular practice.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 01, 2023.

A handwritten signature in cursive script that reads "Serena Alvarez". The signature is written in black ink and is positioned above a horizontal line.

Serena Alvarez  
Sr. Manager  
Delivery Management, Delivery Operations  
Early Warning Services , LLC  
5801 N Pima Rd, Scottsdale, AZ 85250-2635

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

Kunthya Price (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by The Freedom Bank of Virginia (business), and that my official title is Director of Compliance (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of The Freedom Bank of VA (business), and that I am the custodian of the attached records consisting of 1015 pages. I have provided the following records to the United States:

Loan Information, email, Bank Statements, Deposit, Wires  
Debit Card Appl, Signature Card, accounts information,  
etc.

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of The Freedom Bank of VA (business); and
- C. such records were made by The Freedom Bank of VA (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

(Signature)

(Date)

(Address)

(Phone)

[Signature]  
5/30/2023

10555 Main Street Fairfax Va 22030  
703. 667-4142

22-3 / 22GJ2201 / 23-1993

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, Thyda Price (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by The Freedom Bank of Va (business), and that my official title is SVP, Director of Compliance/BSA Officer (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of Freedom Bank of Va (business), and that I am the custodian of the attached records consisting of \_\_\_\_\_ pages. I have provided the following records to the United States:

The records include, Loan, Deposit files, transactions documents and correspondence.

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of The Freedom Bank of Va (business); and
- C. such records were made by The Freedom Bank of Va (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

(Signature)

(Date)

(Address)

(Phone)

[Signature]

Jan, 6, 2023

10555 Main Street #200 Fairfax VA 22036.

903-667-4142.

22-2 / 22GJ2201 / 22-4087

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, Thyda Price (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by The Freedom Bank of Va (business), and that my official title is SVP, Director of Compliance/BSA Officer (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of Freedom Bank of Va (business), and that I am the custodian of the attached records consisting of \_\_\_\_\_ pages. I have provided the following records to the United States:

The records include, Loan, Deposit files, transactions documents and correspondence.

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of The Freedom Bank of Va (business); and
- C. such records were made by The Freedom Bank of Va (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

(Signature)

(Date)

(Address)

(Phone)

[Signature]  
Jan, 6, 2023

10555 Main Street #200 Fairfax VA 22036.

22-2 / 22GJ2201 / 22-4087

903-667-4142.



**CERTIFICATE OF AUTHENTICITY OF DOMESTIC BUSINESS RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(11)**

I, Barbara Bowman (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation) that I am employed by FVCbank (business), and that my official title is AVP Deposit Operations (title). I am a custodian of records for such business entity. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of FVCbank (business), and that I am the custodian of the attached records consisting of multiple pages. I have provided the following records to the United States:

All documents related to 9 checking Accounts  
All documents related to 2 Loans

I further state that:

- A. all records attached to this certificate were made at or near the time of the occurrence of the matters set forth, by, or from information transmitted by, a person with knowledge of those matters;
- B. such records were kept in the course of a regularly conducted business activity of FVCbank (business); and
- C. such records were made by FVCbank (business) as a regular practice.

I further state that this certification is intended to satisfy Rule 902(11) of the Federal Rules of Evidence.

BEB  
(Signature)

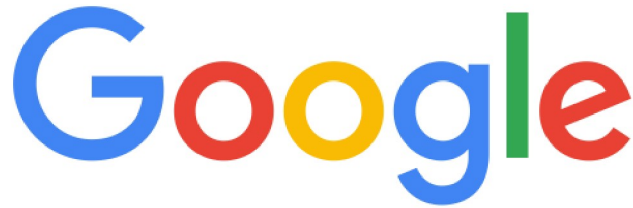
1/23/2023  
(Date)

7900 Sudley Rd Ste 200  
(Address) Manassas VA 20112

703-436-3856  
(Phone)

22-2 / 22GJ2201 / 22-4089

Google LLC  
1600 Amphitheatre Parkway



USLawEnforcement@google.com  
Mountain View, California 94043

### **CERTIFICATE OF AUTHENTICITY**

I hereby certify:

1. I am authorized to submit this affidavit on behalf of Google LLC ("Google"), located in Mountain View, California. I have personal knowledge of the following facts, except as noted, and could testify competently thereto if called as a witness.
2. I am qualified to authenticate the records because I am familiar with how the records were created, managed, stored and retrieved.
3. Google provides Internet-based services.
4. Attached is a true and correct copy of records pertaining to the Google account-holder(s) identified with account(s) *RAYMOND.RAHBAR@GMAIL.COM*, with Google Ref. No. 65423922 ("Document"). Accompanying this Certificate of Authenticity as Attachment A is a list of hash values corresponding to each file produced in response to the 2703(d) Order or Equivalent.
5. The Document is a record made and retained by Google. Google servers record this data automatically at the time, or reasonably soon after, it is entered or transmitted by the user, and this data is kept in the course of this regularly conducted activity and was made by regularly conducted activity as a regular practice of Google.
6. The Document is a true duplicate of original records that were generated by Google's electronic process or system that produces an accurate result. The accuracy of Google's electronic process and system is regularly verified by Google.
7. Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

\_\_\_\_\_/s\_ Hazel Paysinger\_\_\_\_\_  
(Signature of Records Custodian)

Date: July 29, 2024

Hazel Paysinger  
(Name of Records Custodian)



Google LLC  
1600 Amphitheatre Parkway  
Mountain View, California 94043



USLawEnforcement@google.com  
www.google.com

### **CERTIFICATE OF AUTHENTICITY**

I hereby certify:

1. I am authorized to submit this affidavit on behalf of Google LLC ("Google"), located in Mountain View, California. I have personal knowledge of the following facts, except as noted, and could testify competently thereto if called as a witness.
2. I am qualified to authenticate the records because I am familiar with how the records were created, managed, stored and retrieved.
3. Google provides Internet-based services.
4. Attached is a true and correct copy of records pertaining to the Google account-holder(s) identified with Google Workspace (formerly known as G Suite) records for *BYNDFIT.COM*, with Google Ref. No. 62914877 ("Document"). Accompanying this Certificate of Authenticity as Attachment A is a list of hash values corresponding to each file produced in response to the Search Warrant.
5. The Document is a record made and retained by Google. Google servers record this data automatically at the time, or reasonably soon after, it is entered or transmitted by the user, and this data is kept in the course of this regularly conducted activity and was made by regularly conducted activity as a regular practice of Google.
6. The Document is a true duplicate of original records that were generated by Google's electronic process or system that produces an accurate result. The accuracy of Google's electronic process and system is regularly verified by Google.
7. Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

/s/ Patrick Wong  
(Signature of Records Custodian)

Date: 09/13/24

Patrick Wong  
(Name of Records Custodian)

**AFFIDAVIT OF RECORDS CUSTODIAN OF GUSTO, INC.**

I, M. Michael Cole, am employed by Gusto, Inc. (formerly known as ZenPayroll, Inc. d/b/a Gusto) with a principal location of 525 20th Street San Francisco, CA 94107.

I am a member of the Legal Operations team at Gusto. I am a duly authorized Records Custodian of Gusto. As a duly authorized Records Custodian of Gusto, I am authorized to certify the record(s) referenced herein, produced on January 13, 2023. The record(s) produced are more fully described below:

- Account opening documents
- Employee information
- Paystubs and payroll journals
- Company payment records
- Company, employee tax records
- Invoices

Furthermore, I certify that:

1. Each record produced is an original or true and correct copy of the original record in the custody of Gusto.
2. Each record produced was made at or near the time of the occurrence of the matter(s) set forth.
3. Each record produced was made and kept in the regular course of business.
4. I have examined the record(s) produced and have a reasonable belief that the information is true and correct.
5. The records were produced in response to USAO no. 22-2 / 22GJ2201 / 22-4091

I declare under penalty of perjury the foregoing is true and correct.

M. Michael Cole

M. Michael Cole  
Legal Operations  
Gusto, Inc.

01/13/2023

Date

23-3/2022R02201-0007


### Attachment E – Certificate of Authenticity

Pursuant to Federal Rules of Evidence 803(6), 902(11), and 902(13) regarding certified domestic records of regularly conducted activity and certified records generated by an electronic process or system, I hereby certify the following:

1. I am employed by Navy Federal Credit Union ("the Business"). My official title is Subpoena Specialist, and I am designated by the Business as a Custodian of Records with the authority to make this Certificate.
2. Each document, memorandum, report, video, audio, and/or data compilation (collectively, "records") submitted herewith is a record made and retained by the Business.
3. The information in each attached record was made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person with knowledge of those matters and/or was generated by an electronic process or system that produces an accurate result.
4. Each attached record was kept in the course of the regularly conducted activity of the Business.
5. It is the regular practice of the Business to make and retain each attached record.

Pursuant to 28 U.S.C. § 1746, I certify under penalty of perjury that the foregoing is true and correct.

Date: 06/07/2024

  
Signature

Julie Williams  
Name of Records Custodian

**AFFIDAVIT for Business Records Certification**

I, Jenae Pansmith, certify and declare as follows for Case01199465

1. I am over the age of 18 years.
2. The business address for PayPal Holdings, Inc. is 2211 N. 1<sup>st</sup> St., San Jose CA 95131. PayPal Holdings, Inc. (hereinafter, "PAYPAL") offers a number of products and services (e.g. core PayPal, Xoom, Venmo (a service of PayPal, Inc.), Braintree).
3. I am employed by PayPal's Global Investigations group and serve as a custodian of records on services and products including: PayPal, Venmo, Braintree, Xoom, and PayPal Working Capital.
4. Based on my knowledge of PAYPAL's business records practices and procedures, I further certify that:
  - a. the enclosed records are a true and correct copy of the original records kept by PAYPAL in the ordinary course of business;
  - b. the information contained in the records were made, at or near the time of the occurrence of the matters set forth by (or from information transmitted by) a person with knowledge of those matters;
  - c. it is the regular practice of PAYPAL to make such a record of transactions in the ordinary course of business;
  - d. the records for this case are gathered and stored in the routine course of business, and were retrieved from PAYPAL's databases according to our standard business practices;
  - e. I reviewed the records to ensure that they conform to the information as stored in the databases.

The records for Case01199465 contain the following data:

- ☒ Registration Information
- ☒ Funding Sources
- ☒ Activity

PayPal Affidavit



**AFFIDAVIT for Business Records Certification**

Case01199465 continued:

The following Venmo accounts are included in these case records:

5514560

I declare under penalty of perjury, that the foregoing is true and correct.

Dated: 12/16/2022

By: Jenae Pansmith

Digitally Signed: *Jenae Pansmith*



FIU-Fulfillment Services  
P.O. Box 620577  
FL-ORL-7136  
Orlando, FL 32809

RE: RAHBAR, RAYMOND ET AL

**CERTIFICATION OF BANK RECORDS**

I, Sarai Marengo Delgado do hereby certify under penalties and perjury that I am the custodian of records for Truist Financial and that the attached documents are true and accurate copies of our business records, maintained, and/or prepared by our company.

It is further certified that the records were made at or near the time of the occurrence of the matters set forth by a person with knowledge of those matters. The records were made and kept in the course of regularly conducted business activity and it is a regular practice of our company to make and keep such records.

Sarai Marengo Delgado  
Signature

07/20/2023  
Date



FIU-Fulfillment Services  
P.O. Box 620577  
FL-ORL-7136  
Orlando, FL 32809

RE: MACAULAY, RYAN

**CERTIFICATION OF BANK RECORDS**

I, ANDREA MCNEIL do hereby certify under penalties and perjury that I am the custodian of records for Truist Financial and that the attached documents are true and accurate copies of our business records, maintained, and/or prepared by our company.

It is further certified that the records were made at or near the time of the occurrence of the matters set forth by a person with knowledge of those matters. The records were made and kept in the course of regularly conducted business activity and it is a regular practice of our company to make and keep such records.

Andrea McNeil  
Signature

May 24 2024  
Date



**CERTIFICATE OF AUTHENTICITY OF DOMESTIC PUBLIC RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(4)**

I, Rachel Bramble (name), attest under penalties of perjury (or criminal punishment for false statement or false attestation), that I am a public employee employed by the Virginia Employment Commission (hereafter "Agency"), a public agency of the Commonwealth of Virginia, and that my official title is Information Control Analyst Sr. I am a custodian of records for the Agency. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of the Agency and that I am the custodian of the attached records consisting of 64 (sixty-four) pages. I have provided the following records to the United States:


VEC records and payroll for BF Chinatown LLC, FEIN: 84-3623263 (33 pgs); BF Georgetown Waterfront LLC, FEIN: 84-4721082 (10 pgs); and Raymond Rahbar, SSN: 577-15-3062 (17 pgs). The VEC has no records for 8533 Georgetown Pike LLC, FEIN: 82-3781719; American Majestic Construction LLC, FEIN: 82-6608890; BF Management LLC, or AMC Building Group Inc.

I further state that:

- A. all records attached to this certificate are official records or reports or entries therein, or documents authorized by law to be recorded or filed in the Agency, a public office;
- B. with respect to all records attached to this certificate that contain the signature in the official capacity of an officer or employee of the Agency, the signing officer or employee had the official capacity purported by that signature, and the signature is genuine;
- C. with respect to all records mentioned in (B) above, I am a public employee having a seal and having official duties in the district or political subdivision of the signing officer or employee and the Agency, and I have affixed my seal to this certification; and
- D. all records attached to this certificate are records, reports, statements, or data compilations of the Agency which set forth (i) the activities of the Agency and/or (ii) matters observed pursuant to a duty imposed by law as to which matters there was a duty to report.

I further state that this certificate is intended to satisfy Rule 902(4) of the Federal Rules of Evidence.

Executed on: December 14, 2022

  
\_\_\_\_\_  
Signature  
Rachel Bramble  
\_\_\_\_\_  
Name (typed or printed)  
Information Control Analyst Sr.  
\_\_\_\_\_  
Title

Virginia Employment Commission  
6606 West Broad Street  
Richmond, Virginia 23230  
(804) 786-8533

**CERTIFICATE OF AUTHENTICITY OF DOMESTIC PUBLIC RECORDS  
PURSUANT TO FEDERAL RULE OF EVIDENCE 902(4)**

I, Debra A. McDonald, attest under penalties of perjury (or criminal punishment for false statement or false attestation), that I am a public employee employed by the Virginia Employment Commission (hereafter "Agency"), a public agency of the Commonwealth of Virginia, and that my official title is Supervisor, Information Control. I am a custodian of records for the Agency. I state that each of the records attached hereto is the original record or a true duplicate of the original record in the custody of the Agency and that I am the custodian of the attached records consisting of 6 pages. I have provided the following records to the United States:

No records for EIN 37-1541704 (5 pages) and 82-4570078 (1 page) for the period of January 1, 2019 to present.

I further state that:

- A. all records attached to this certificate are official records or reports or entries therein, or documents authorized by law to be recorded or filed in the Agency, a public office;
- B. with respect to all records attached to this certificate that contain the signature in the official capacity of an officer or employee of the Agency, the signing officer or employee had the official capacity purported by that signature, and the signature is genuine;
- C. with respect to all records mentioned in (B) above, I am a public employee having a seal and having official duties in the district or political subdivision of the signing officer or employee and the Agency, and I have affixed my seal to this certification; and
- D. all records attached to this certificate are records, reports, statements, or data compilations of the Agency which set forth (i) the activities of the Agency and/or (ii) matters observed pursuant to a duty imposed by law as to which matters there was a duty to report.

I further state that this certificate is intended to satisfy Rule 902(4) of the Federal Rules of Evidence.

Executed on: May 30, 2023



Signature

Debra A. McDonald

Name (typed or printed)

Supervisor Information Control

Title

Virginia Employment Commission  
6606 West Broad Street, Suite 113  
Richmond, Virginia 23230  
(804) 786-6506

# Commonwealth of Virginia



## State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all business entity documents on file in the Office of the Clerk of the Commission related to BF Georgetown Waterfront LLC, a Virginia limited liability company.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

December 22, 2022

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

---

Bernard J. Logan, Clerk of the Commission



# Commonwealth of Virginia



## State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all business entity documents on file in the Clerk's Office of the Commission relating to AMC Building Group Inc..

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

December 22, 2022

A handwritten signature in cursive script, reading "Bernard J. Logan".

---

Bernard J. Logan, Clerk of the Commission

# Commonwealth of Virginia



## State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all business entity documents on file in the Office of the Clerk of the Commission related to BF Management LLC, a Virginia limited liability company.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

December 22, 2022

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

---

Bernard J. Logan, Clerk of the Commission

# Commonwealth of Virginia



## State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all business entity documents on file in the Office of the Clerk of the Commission related to AMERICAN MAJESTIC CONSTRUCTION L.L.C., a Virginia limited liability company.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

December 22, 2022

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

---

Bernard J. Logan, Clerk of the Commission



# Commonwealth of Virginia



## State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all business entity documents on file in the Office of the Clerk of the Commission related to 8533 Georgetown Pike LLC, a Virginia limited liability company.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

December 22, 2022

A handwritten signature in cursive script, reading "Bernard J. Logan".

---

Bernard J. Logan, Clerk of the Commission

# Commonwealth of Virginia



## State Corporation Commission

### CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

BF Chinatown LLC is not the name of any Virginia or foreign limited liability company shown as currently active on the business entity records maintained by the Clerk's Office of the Commission.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

December 22, 2022

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission

# Commonwealth of Virginia



## State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of all business entity documents on file in the Office of the Clerk of the Commission related to BF Chinatown LLC, a Virginia limited liability company.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

May 7, 2024

A handwritten signature in cursive script, reading "Bernard J. Logan".

---

Bernard J. Logan, Clerk of the Commission



Summons and Subpoenas Department  
PO Box 1415 MAC #D1111-016  
Charlotte, NC 28201  
Voice: 480-724-2000

## BUSINESS RECORDS DECLARATION

I, Karen Jackson, am over the age of eighteen and I declare that I am employed by Wells Fargo Bank, N.A. ("Wells Fargo") in the Summons and Subpoenas Department and am a duly authorized and qualified witness to certify the authenticity of the attached documents and/or information produced pursuant to the legal order. Wells Fargo reserves the right to designate another Custodian as it deems appropriate in the event an actual appearance is required concerning the records produced. I certify that the attached records:

- A) Were prepared by personnel of Wells Fargo in the ordinary course of business at or near the time of the acts, conditions or events described in the records; and
- B) It was the ordinary course of business for Wells Fargo employees or representatives with knowledge of the act, event, or condition recorded to make the record or transmit the information therein to be included in such record.
- C) The records attached are true and correct copies of the business records as maintained by Wells Fargo.

### The records produced are described as follows:

Case number: 29393102

Document Type	Account #	Paper Count	Total Copies
Deposits with offsets	XXXXXXXXXX4436	128	128
Signature Cards	XXXXXXXXXX4436	1	1
Statements	XXXXXXXXXX4436	206	206
Checks/Debits	XXXXXXXXXX4436	12	12
Total Copies Delivered:			347

### Additional comments:

The bank's standard record retention period is seven years.

I declare under penalty of perjury under the law(s) of the state of Virginia that the foregoing is true and correct according to my knowledge and belief. Executed on this 7th day of May, 2024, in the City of Charlotte, State of NORTH CAROLINA.

Subpoena Processing Representative

Image copies of requested transactions may be missing for the following reasons: Items not imaged, corrupted, blank, damaged, destroyed or not available, item(s) piggy-backed, electronic transaction(s). If the legal order requests certain types of loan information and other non-depository information, it was forwarded to other departments and they will respond to you directly.